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LAND USE
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CHAPTER TWO

LAND USE DISTRICTS

2100. LAND USE MAPS

- A. Establishment of land use atlas maps – The locations and boundaries of the land use districts established within the county shall be shown on a map, comprising of one or more paper sheets, or comprised of electronic data, entitled “Land Use Atlas Map of Citrus County, Florida,” adopted (effective date of new LDC), and which is incorporated herein.
- B. Unauthorized changes prohibited - No changes of any nature shall be made on the Land Use Atlas Map or any matter shown thereon except in conformity with the procedures set out in this Code and in applicable state law. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this code.
- C. Interpretation of Land Use district boundaries - The location of any land use district boundaries shown on the Land Use Atlas Map shall be determined using the following rules:
 - 1. Land use district boundary lines are intended to follow property lot lines unless said land use district lines are fixed by dimensions as shown on the Land Use Atlas Map.
 - 2. Where land use district boundaries approximately follow platted lot lines on the Land Use Atlas Map, said lot lines shall be construed to be said boundaries.
 - 3. Where land use district boundaries approximately follow county limits, said limits shall be construed to be said boundaries.
 - 4. Where land use district boundaries approximately follow section lines or subsection lines, said lines shall be construed to be said boundaries.
 - 5. Where the foregoing rules cannot be applied to a land use district boundary traversing unsubdivided property, or where a land use district boundary divides a lot, the location of any said boundary shall be determined as delineated on the Land Use Atlas Map.
 - 6. If, after the application of the foregoing rules, uncertainty exists as to the exact location of the land use district boundary, the Land Development Director shall interpret and determine said location in accordance with the intent and purpose of this code. Appeal from the interpretation of the Land Development Director shall be prescribed herein.

- D. Modification of land use district designations on a parcel(s) or portion of a parcel(s) may be considered via public hearings as delineated in Florida Statutes and as provided for on forms supplied by the Citrus County Land Development Division.

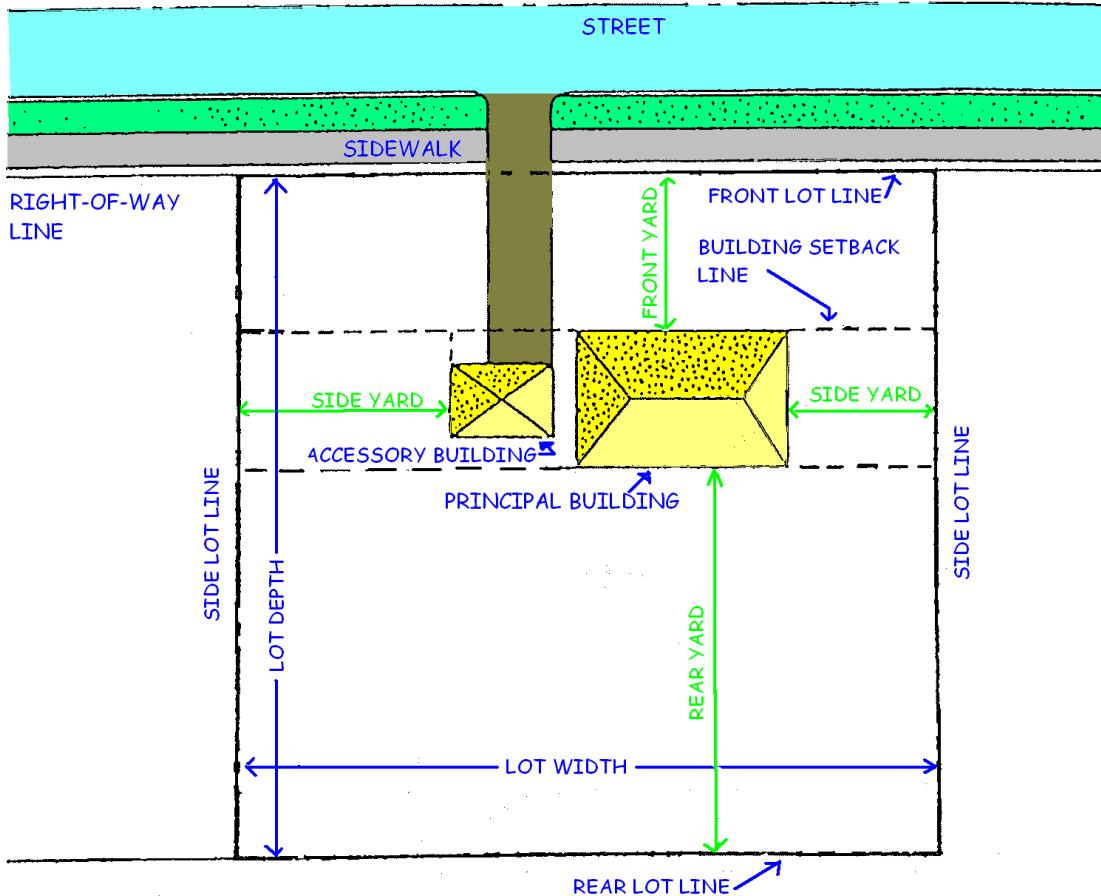
2200. MINIMUM LOT REQUIREMENTS FOR ALL USES

- A. All proposed developments shall have a total land area sufficient to meet all site design standards in this LDC including, but not limited to: land required to provide setbacks from abutting rights-of-way, buffers, stormwater management, off-street parking and circulation, protection of wetlands, or other provisions that may require land area to be set aside.
- B. There is no minimum lot area for individual lots within a residential development served by both a central water and central sewer system provided that all of the following requirements shall be met:
1. The land area for the total project is sufficient to meet standards as stated herein.
 2. Gross density of the area shall not exceed the provisions of this LDC.
 3. Land exclusive of individual lots to be conveyed in fee simple ownership shall be controlled and maintained through a condominium association, property owners' association, dedicated to a public agency, or other similar provision. Recordable instruments providing for these common-ownership lands shall be submitted for review with the application for a development order.
 4. All new residential subdivisions and nonresidential developments in areas not served by central water and central sewer shall have the following minimum lot areas:

Type of Development	Sewer/Water System	Lot Area
Residential	OSTDS* Individual wells	0.5 acre per unit
Nonresidential	OSTDS* Individual wells	0.5 acre per unit
Residential	OSTDS* Central water	0.5 acre per unit
Nonresidential	OSTDS* Central water	0.5 acre per unit

*OSTDS - onsite sewage treatment disposal system, aka septic tanks

- C. There is no minimum lot width for new individual lots within the planned service area served by both a central water and central sewer system except as provided elsewhere within this LDC. However, those properties not served by central water and central sewer shall maintain a minimum 100 feet for residential and 150 feet for nonresidential new lots.



- D. Except as permitted by other provisions of this LDC or approved as a Planned Residential Development or a Planned Unit Development, lot width shall be at least 40 feet on a street.
- E. Additional lot area requirements shall apply to those limited agricultural uses, as specified in the following table:

Land Use	Minimum Lot Size
Confinement Feeding Lot	10.0 acres
Livestock Auction	10.0 acres
Slaughter House	20.0 acres

2300. BUILDING SETBACK REQUIREMENTS AND HEIGHT REQUIREMENTS FOR ALL LAND USE DISTRICTS

- A. A minimum setback from an abutting right-of-way shall be required for all buildings. The required minimum setback shall be measured from the centerline of the right-of-way. The distance is determined by the functional classification of the roadway, as specified on the Functional Classification Map in this LDC. Minimum distance is shown in the following table:

BUILDING SETBACK REQUIREMENTS	
Local Street (public or private)	50 feet
Minor Collector	65 feet
Major Collector	75 feet
Minor Arterial	100 feet
Principal Arterial	125 feet

1. Principal uses should be located 25 feet from any existing right-of-way line, except as provided elsewhere within this LDC. In cases where private and local streets are 60 feet in width where residential uses may be permitted, the setback may be administratively approved no less than 20 feet from an existing right-of-way line.
2. Metal or wood carports, awnings, or other open accessory structures may be permitted administratively with up to 20 percent reduction of the required building setback from the centerline of the right-of-way.
3. There are no minimum setbacks required for side and rear yards (those sides of a building which do not abut a right-of-way) that do not abut surface water, wetlands, or springs, provided that if the distance from the structure to the property line is less than five feet, the applicant must show evidence of a maintenance easement granted by adjacent property owner(s).

NOTE: Standards for specified individual uses as provided in this LDC may include requirements for setbacks.

- B. When a building exceeds 50 feet in height, the minimum distance from an adjacent building or property line shall be increased by two feet for each 10 feet above 50 feet.
- C. Encroachments into required setbacks as follows in residential districts are permitted up to 3 feet into required setbacks for the following items:
1. Awnings may encroach up to three feet into front and rear yard setbacks.
 2. Architectural projections, such as cornices, eaves, and similar elements, may encroach up to three feet into any front and rear yard setback.

3. Eave encroachments are permitted up to three feet into side yard setbacks.
 4. All of the preceding setback encroachments are also permitted into setbacks in multifamily projects.
- D. Special setbacks are established for structures adjacent to existing sinkholes and caves as provided in this LDC.
- E. All structures shall be a minimum of 35 feet from either the more landward of the mean high-water line or ordinary high water or jurisdictional wetland line, except as follows:
1. Proposed structures that are on natural grade, such as slabs or decks (without railings or similar construction), or in-ground pools without enclosures, shall be set back a minimum of 15 feet from the ordinary high water, mean high water line, or jurisdictional wetland line. For purposes of this section, "natural grade" shall include those deck structures no more than 12" above grade with ½ -inch spacing;
 2. Structures may utilize the greater of (1) an average setback of the six closest similar uses on either side of the proposed site, and (2) the furthest setback for immediately abutting improved properties on either side of the proposed site. Any structures used for this calculation must be permitted, and the minimum setback allowable via this process cannot be less than 15 feet from the ordinary high water, mean high water line or jurisdictional wetland line.
 3. Structures in the vicinity of springs, spring runs, and sinkholes open to the aquifer shall be setback a minimum of 100 feet from the ordinary high-water line or mean high water line. When a lot of record cannot accommodate a 100-foot setback, development shall follow an engineer designed system that directs stormwater runoff away from springs, spring runs and sinkholes open to the aquifer and locates structures the maximum distance possible from the spring, spring run and sinkhole open to the aquifer.

The uses outlined in the following land use tables may have additional requirements as outlined in this LDC.

2400. LAND USE DISTRICTS

2401. LOW INTENSITY COASTAL AND LAKES DISTRICT (CL)

This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except

for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes, and River region. Where preservation is not possible, only the lowest intensity development shall be allowed.

- A. Velocity and Coastal A Zones: The predominant land uses shall be single family residential development at a maximum density of one dwelling unit per 40 acres. No PUD provisions for higher density development will be allowed within the V or Coastal A Zone.
- B. Coastal, Lakes, and River Area (CLRA, all CL District lands excluding V and Coastal A zones): The predominant land uses shall be single family residential development a maximum density of one dwelling unit per 20 acres. Planned Unit Developments for higher density development may be allowed provided the following provisions are met:
 - 1. A minimum of 160 acres is required for a development plan.
 - 2. Gross density shall not exceed one dwelling unit per five acres.
 - 3. The development shall be serviced by regional water and sewer facilities.
 - 4. One hundred percent of wetlands on site shall be protected. Mitigation shall not be allowed.
 - 5. Clustering of units shall be required to assure preservation of a minimum of 80 percent of the existing uplands on site.
 - 6. A 1,000-foot buffer shall be provided around all lands designated as part of the St. Martin's Marsh Aquatic Preserve.



- 7. All development shall be encouraged to utilize best management practices for a stormwater management, erosion control, and wildlife preservation by a Wildlife Educational Program.
- C. A Planned Unit Development within the upland areas of the Lakes and River Region may be permitted at a density not to exceed 0.1 dwelling units per

acre (one dwelling unit per 10 acres) subject to the following special conditions:

1. A minimum of 20 upland acres is required.
 2. Documentation of sufficient upland soils on-site shall be provided by the applicant based on data from the Natural Resources Conservation Service (NRCS), water management district or other appropriate agency.
 3. Clustering of units to preserve 80 percent of the gross site area as permanent open space is required; and
 4. All projects proposed under this option shall provide a biological survey.
- D. In addition to single family residential development, the following is a list of land uses with notations as to whether they are permitted.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>CL District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
USES			
Residential (uses listed below)			
Single Family	P	Accessory Structure (must have principal residential structure in place)	P
Group Home ¹	C	Bed & Breakfast	C
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Hunting/Fishing Camp/Lodge	C
Golf Course	C	Stables	C
Playgrounds	P	Swimming Pools/Bathing Areas	C
Fishing Docks/Piers	C		
Agricultural (uses listed below)			
Croplands/Pastures (must comply with LDC standards for animals)	P	Confinement Feeding/Feedlots	C
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farm	P
Viticulture	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%, except for lots of record that are less than one acre shall not exceed 40%

Floor Area Ratio (non-residential uses only) – 0.2

2402. RURAL RESIDENTIAL DISTRICT (RUR)

This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This district is intended to preserve economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential use at a maximum density of 1.0 unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having at least fifty percent (50%) open space, provided additional standards are met, including a PUD as outlined in Chapter Four.

In addition to residential development, the following is a list of land uses with notations as to whether they are permitted.

NOTE: The uses notes may have additional requirements as outlined in this LDC.

<u>RUR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family	P	Bed & Breakfast	C
Group Home ¹	C	Accessory Structure (must have principal residential structure in place)	P
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Stables	C
Golf Course	C	Campground	C
Playgrounds	C	Dog Boarding/Kennel	C
Event Venue	PUD		
Agricultural (uses listed below)			
Croplands/Pastures (must comply with LDC standards for animals)	P	Confinement Feeding/Feedlots	C

Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C	Septage/Biosolid Land Application	C
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities (Water & Wastewater) ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C
Railroad rights of way (storage facilities or related structures)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Government Facility	C		

¹ Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

* Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 20%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 0.2

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat and cannot be further subdivided.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>CLR District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use		
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
Accessory Structure (must have principal residential structure in place)	P		
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Assisted Living Facilities ¹	C

Recreational (uses listed below)			
Passive Recreation	P	Fishing Docks/Piers	P
Golf Course	P	Playgrounds	P
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹Use limited within the Coastal High Hazard Area as a PUD. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%. For lots greater than 10,000 square feet but less than one (1) acre in size, an extra 10% of ISR may be added provided same is a non-vertical improvement (i.e., walkways, decks, driveways, pool decks, and like or similar improvements).

Floor Area Ratio (non-residential uses only) – 0.2

2404. CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR)

This category is designed to protect the rural character of existing large lot subdivisions by prohibiting any increase in residential density beyond the approved final plat or accepted unrecorded subdivision plan.

This district consists of lawful unrecorded and recorded subdivisions located within the Planned Service Area (PSA). Density shall be limited to the maximum provided by the final development order under the approved subdivision plat and any subsequent lot divisions up to the effective date of the established CRR District on the GFLUM. Lot reconfiguration is permitted. Replatting to accomplish clustering and/or development consistent with the current standards is permitted provided the gross density is not increased.

This category, permitted only within the PSA, allows for single family residential development at a density no greater than the density of the existing subdivision. This category may be assigned to only a portion of a subdivision and shall not apply to undivided land.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>CRR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
	C	Accessory Structure (must have principal residential structure in place)	P
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Agricultural (uses listed below)			
Silviculture	C	Plant Nurseries – wholesale	C
Aquaculture	C	Sod Farm	C
Viticulture	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to those areas with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, may be allowed provided additional standards are met, including a PUD as outlined in Chapter Four.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
Duplex	C	Accessory Structure (must have principal residential structure in place)	P
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C*
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>MDR District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
Accessory Structure (must have principal residential structure in place)	P	Multifamily – 2 units	P
Multifamily – greater than 2 units ¹	PUD	Boarding House	C
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational (uses listed below)			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/Transmission Towers	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office (uses listed below)			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Salon	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/ distribution of goods)	C
Model Home office	C		

Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	C	Small Engine/Equipment Repair Shop	C
Community Center	C	Restaurants (No drive-up facilities)	C
Fraternal Organization/Lodge	C	Art Gallery/Museum	C
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	C
Strip Center – multi-use (no more than 12,800 SF total)	C	Library	C
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C
Grocery/Discount Retail Store (less than 7,000 SF)	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	C
Laundries/Dry Cleaners	C	Medical Marijuana Treatment Center (less than 7,000 square feet)	C
Pharmacy/Drug Store (less than 7,000 square feet)	C		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 50%

Floor Area Ratio (non-residential uses only) – 0.40

2407. HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

This is the highest density residential district and is representative of a compact urban growth area. This category primarily allows for multifamily units.

Residential development is allowed at a density of 6.0 units per acre. Higher density developments, 6.1 to 20.0 units per acre, may be permitted if additional standards are met including a PUD as outlined in Chapter Four of this LDC.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>HDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	P
Multifamily ^{1X} .	P	Accessory Structure (must have principal residential structure in place)	P
Boarding House	C		
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	P	Halfway Houses ¹	C
Houses of Worship	P	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	P		
Recreational (uses listed below)			
Passive Recreation	P	Playgrounds	C
Golf Course	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communication/Transmission Towers (limited)	C	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities (Water & Wastewater) ²	P		
Office (uses listed below)			
Professional Business Office	C	Government Facility	P
Medical/Dental Office	C	Photography Studios	C
Financial Institution (without drive-up facilities)	C	Barbershop/Beauty Salon	C
Model Home Center	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	C
Model Home office	C		
Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	C	Small Engine/Equipment Repair Shop	C
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Art Gallery/Museum	P
Dance/Martial Arts/Instructional Studio	C	Bed & Breakfast	P
Strip Center – multi-use no more than 12,800 SF total	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	C

Grocery/Discount Retail Store (less than 7,000 SF)	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	C
Services Businesses	C	Convenience Store	P
Laundries/Dry Cleaners	P	Medical Marijuana Treatment Center (less than 7,000 square feet)	C
Pharmacy/Drug Store (less than 7,000 square feet)	C		

^{1X}Use limited within the Coastal High Hazard Area as a PUD only. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 55%

Floor Area Ratio (non-residential uses only) – 0.5

2408. PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PDR)

Permitted land uses may include residential, public/semi-public, recreational, commercial, and limited industrial. PDRs illustrated on the FLUM have been approved via the Planned Development process and are tied to a master development plan which details land uses, acreage, and distribution of uses.

Area Requirements:

Maximum Lot Coverage – per Master Plan of Development

Floor Area Ratio (non-residential uses only) – per Master Plan of Development

2409. PROFESSIONAL SERVICES/OFFICE DISTRICT (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development.

Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas or is associated with a business owned and operated by the homeowner.

Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>PSO District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family (as outlined above)	P	Group Home ¹	P
Multifamily ^{1x} (up to four units per acre)	P	Multifamily ^{1x} (over four units, not to exceed ten units per acre)	PUD
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities ¹	C
Recreational (uses listed below)			
Playgrounds	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Telephone/Cable Facilities	C
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office (uses listed below)			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Salon	P
Financial Institution (with drive-up facilities)	C	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home Center	P	Model Home office	P
Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	P	Small Engine/Equipment Repair Shop ^{1x}	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Restaurants with drive-up facilities	C
Dance/Martial Arts/Instructional Studio	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Bed & Breakfast	P
Strip Center – multi-use (no more than 12,800 SF total)	P	Art Gallery/Museum	P

Funeral Home/Mortuaries (no crematorium)	C	Library	P
Tackle/Bait Shop	P	Medical Marijuana Treatment Center (less than 7,000 square feet)	P
Services Businesses	C	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Tavern, Bar, Lounge, Night Club	C	Convenience Store (no gas pumps)	P
Laundries/Dry Cleaners (No drive-up facilities) ^{1x}	P	Convenience Store with gas pumps	C
Laundries/Dry Cleaners with drive-up facilities. ^{1x}	C		

^{1x}use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites that have direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC.

Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property.

Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone. Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>CLC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family (as outlined above)	P	Group Home ¹	P
Single Family (associated with commercial use)	P	Boarding House	P
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	P
Day Care Centers	P	Cemeteries (without funeral home/crematory) ^{1x}	C
Houses of Worship	P	Assisted Living Facilities ¹	C

Recreation (uses listed below)			
Playgrounds	P	Campground	C
Event Venue w/ Lodging	PUD	Hunting/Fishing Camp/Lodge	C
Boat Ramps (excluding marina facilities)	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee Protection Element)	C
Agricultural (uses listed below)			
Aquaculture	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P		
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office (uses listed below)			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Photography Studios	P
Clinic	P	Barbershop/Beauty Salon	P
Financial Institution (without drive-up facilities)	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home Center	P	Model Home office	P
Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	C	Small Engine/Equipment Repair Shop ^{1x}	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Art Gallery/Museum	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	P
Service Businesses	C	Convenience Store (without gas pumps)	P
Laundries/Dry Cleaners ^{1x}	P	Medical Marijuana Treatment Center (less than 7,000 square feet)	P

General Commercial (uses listed below)			
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	C	Car Wash Facilities	PUD
Gasoline Sales & Service ^{1x}	C	Golf Driving Range/Miniature Golf	C
Mini Warehouses	PUD	Retail Plant Nurseries	P
Tavern, Bar, Lounge, Night Club	C	Hotel/Motel	C
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	C	Mobile Home Sales and Service ^{1x}	C
Financial Institution (with drive-up facilities)	C	Restaurants with drive-up facilities	C
Building/Trades Contractors (with outside storage) ^{1x}	C	RV and/or Boat Parking Facilities	PUD
Sales, Rental, Service, Repair – non-motorized watercraft	P		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

* Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage –50%

Floor Area Ratio (non-residential uses only) – 0.3

2411. NEIGHBORHOOD COMMERCIAL DISTRICT (NEC)

The NEC District is intended to serve the needs of nearby residents, visitors, and businesses (within two to three miles). Uses in the NEC District are limited to neighborhood commercial uses and must be located on either a collector or arterial roadway. Single family residential development, up to 6 dwelling units per acre, shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

NOTE: The uses noted may have additional requirements as outlined in this LDC

<u>NEC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family (as outlined above)	P	Group Home ¹	P
Boarding House	P		
Institutional (uses listed below)			
Educational Facilities (excluding public schools)	P	Assisted Living Facilities ¹	C
Day Care Centers	P	Nursing Homes ¹	C
Houses of Worship	P		
Outdoor Recreation (uses listed below)			
Passive Recreation	P	Playgrounds	P
Event Venue w/Lodging	PUD		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Wellfields (Greater than 100,000 gpd) ²	C*
Communications/ Transmission Towers (limitations apply)	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Utility Facilities ²	P		
Office (uses listed below)			
Professional Business Office	P	Barbershop/Beauty Salon	P
Medical/Dental Office	P	Photography Studios	P
Government Facility	P		
Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	P	Motor Vehicle Repair (limited to two bays) ^{1x}	P
Fraternal Organization/Lodge	P	Restaurants (No drive-up facilities)	P
Dance/Martial Arts/Instructional Studio	P	Tavern/Lounge/Nightclub	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Tackle/Bait Shop	P	Bed & Breakfast	P
Strip Center – multi-use (no more than 12,800 SF)	C	Art Gallery/Museum	P
Funeral Home/Mortuaries (no crematorium)	P	Library	P
Medical Marijuana Treatment Center (less than 7,000 SF)	P	Veterinary Off/Animal Hosp./Pet Groom (No outside kennels)	P
Laundries/Dry Cleaners ^{1x}	P	Convenience Store	P
Small Engine/Equipment Repair Shop ^{1x}	P	Fruit/Vegetable Stands	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

2412. GENERAL COMMERCIAL DISTRICT (GNC)

This district is limited to commercial activity and activities of similar impact or consistent with commercial activity. No new GNC shall be allowed in the Coastal, Lakes, and River region.

Multifamily residential development over six units per acre, not to exceed ten units per acre, may be allowed. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area or is associated with a business owned and operated by the homeowner. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>GNC District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family (as outlined above)	P	Boarding House	P
Multifamily ^{1X} (up to six units per acre)	P	Group Home ¹	P
Multifamily ^{1X} (over six units per acre, not to exceed 10 units per acre)	PUD		

Institutional (uses listed below)			
Educational Facilities	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries ^{1x}	P
Assisted Living Facilities ¹	P		
Outdoor Recreation (uses listed below)			
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps (excluding marina facilities)	P
Playgrounds	P	Fishing Docks/Piers	P
Ballfields/ Ball Courts	P	Shooting Range	PUD
Swimming Pools/Bathing Areas	P	Recreational Resort	C
Industrial (uses listed below)			
Distribution Center	C	Commercial Recycling Center ^{11x}	C
Light Manufacturing ^{1x}	C	Building Trade Assembly ^{1x}	C
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Truck/Bus Terminals ^{1x}	C
Communication/Transmission Towers (limitations apply)	P	Telephone/Cable Facilities	P
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office (uses listed below)			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Photography Studios	P
Financial Institution (with drive-up facilities)	P	Barbershop/Beauty Salon	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home office	P		

Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	P	Small Engine/Equipment Repair Shop ^{1x}	P
Community Center	P	Fraternal Organization/Lodge	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Retail Sales	P	Art Gallery/Museum	P
Multi-Use Commercial	P	Library	P
Funeral Home/Mortuaries (no crematorium)	P	Tackle/Bait Shop	P
Research Lab	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	P	Convenience Store	P
Laundries/Dry Cleaners ^{1x}	P		
Other Commercial (uses listed below)			
Flea Market	P	Solid Waste Haulers Facilities ^{1x}	C
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Funeral Home/Mortuary (with Crematorium) ^{1x}	P
Truck Stops	PUD	Marina Facilities (subject to standards in Comprehensive Plan - Manatee Protection Element)	C
Car Wash Facilities	PUD	Hotel/Motel	P
Gasoline Sales & Service ^{1x}	P	Hospital/Sanitarium ¹	P
Mobile Home Sales and Service ^{1x}	P	Theater/Auditorium	P
Tavern, Bar, Lounge, Night Club	P	RV and/or Boat Parking Facilities	PUD
Financial Institution (with drive-up facilities)	P	Retail/Wholesale Plant Nurseries	P
ATM	P	Commercial/Trade Schools	P
Restaurants (including with Drive-up Facilities)	P	Retail Sales	P
Race Track/Outdoor Arena	PUD	Shopping Center	P
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Grocery Store/Supermarket	P
Dog Boarding/Kennels ^{1x}	P	Mini Warehouses	PUD
Building/Trades Contractors (with outside storage) ^{1x}	P	Medical Marijuana Treatment Center	P
Lawn Care Operations ^{1x}	P	Pharmacy/Drug Store	P

^{1x}use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2413. LIGHT INDUSTRIAL DISTRICT (LIND)

The purpose of the LIND District is to encourage light industrial development by providing an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>LIND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
<u>Uses</u>			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Viticulture	P
Industrial (uses listed below)			
Light Manufacturing	P	Research Lab	P
Spraying supplies/equipment ^{1x}	P	Mini-warehouses (retail limited to 15% of gross floor area)	PUD
Automotive/Truck/Equipment Rental	P	Blacksmith	P
Towing Services	P	Welding ^{1x}	P
Motor Vehicle Assembly/Repair ^{1x}	P	LP Gas Storage/Distribution (up to 1,000 gals.) ^{1x}	P
Auto Body/Fender Shops ^{1x}	P	Building Trade Assembly ^{1x}	P
RV and/or Boat Parking Facilities ^{1x}	P	Processing ^{1x}	C
Truck/Bus/Heavy Equipment Garages ^{1x}	P	Cement Batch Plant ^{1x}	C
Distribution Center	P	Warehousing (associated with light manufacturing)	P

Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Truck/Bus Terminals ^{1x}	C
Communication/Transmission Towers (limitations apply)	P		
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P		
Office (uses listed below)			
General Office (associated with industrial park)	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Dance/Martial Arts/Instructional Studio	P	Financial Institutions (with drive-up facilities)	P
Laundromats/Dry Cleaners ^{1x}	P	Fraternal Organization/Lodge	P
Barber Shops and Beauty Salons	P	Professional offices	P
Health Club/Spa/Gym	P	House of Worship	P
General Commercial (uses listed below)			
Retail Commercial Operations associated with the primary industrial use (must not exceed 15% of gross floor area)			P
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Funeral Home/Mortuary (with Crematorium) ^{1x}	P
Truck Stops ^{1x}	P	Billboard & Offsite Advertising	P
Tavern, Bar, Lounge, Night Club	P	Solid Waste Haulers Facilities ^{1x}	P
Medical/Dental Clinics including laboratories	P	Marina Facilities (not in Manatee Protection area in Comprehensive Plan)	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Restaurants (includes those with drive-up facilities)	P
Car Wash ^{1x}	PUD		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2414. HEAVY INDUSTRIAL DISTRICT (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>IND District</u>		<u>Key – Level of Review</u> P = Permitted C = Conditional Use	
Uses			
Outdoor Recreation (uses listed below)			
Shooting Range ^{1x}	P		
Agricultural (uses listed below)			
Aquaculture	P	Confinement Feeding ^{1x}	P
Viticulture	P		
Other Industrial (uses listed below)			
Vegetative Debris/Disposal ^{1x}	P	Junkyards/Salvage Yards ¹	P
Commercial Incinerators ^{1x}	P	Commercial Recycling Centers ¹	P
Manufacturing (of non-hazardous materials)	P	Landfills ¹	P
Wholesaling	P	Hazardous Material Facilities, including LNG facilities ¹	C
Processing (of non-hazardous materials)	P	Crematorium ^{1x}	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities ¹	P
Warehousing	P	Slaughter House ^{1x}	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.) ^{1x}	P	Bulk Petroleum Storage ^{1x}	P
Oil Refinery ^{1x}	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater) ²	P	Maintenance Facilities	P
LP Gas Storage/Distribution (up to 1,000 gals) ^{1x}	P	Wellfields (Greater than 100,000 gpd) ²	C*
Wellfields (Less than or equal to 100,000 gpd) ²	P		

Office (uses listed below)			
General Office	P	Government Facility	P
Neighborhood Commercial (uses listed below)			
Fraternal Organization/Lodge	P	Research Lab	P
Health Club/Spa/Gym	P	Dance/Martial Arts/Instructional Studio	P
House of Worship	P		
General Commercial (uses listed below)			
Sales, Rental, Service, Repair – motorized vehicles ^{1x}	P	Truck Stops ^{1x}	P
Tavern, Bar, Lounge, Night Club	P	Marina Facilities (outside of the Manatee Protection Area)	P
Race Track/Outdoor Arena ^{1x}	C	Golf Driving Range/Miniature Golf	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels) ^{1x}	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage) ^{1x}	P	Retail Sales	P
Lawn Care Operations ^{1x}	P	Shopping Center	P
Solid Waste Haulers Facilities ^{1x}	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P	Medical Marijuana Treatment Facility	P
Pharmacy/Drug Store	P	RV and/or Boat Parking Facilities	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

^{1x} use limited within the Coastal High Hazard Area as a Planned Unit Development. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2415. EXTRACTIVE DISTRICT (EXT)

The extractive category allows for surface mining operations and encompasses areas rich in limestone and dolomite. This category permits rock quarries as well as strip mines such as clay, sand, gravel, and peat. Industrial complexes where extracted material is refined, packaged, or further processed are also allowed in this category.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>EXT District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Recreational (uses listed below)			
Shooting Range	P	Race Track/Outdoor Arena	C
Agricultural (uses listed below)			
Croplands	P	Viticulture	P
Silviculture	P	Plant Nurseries	P
Aquaculture	P	Sod Farms	P
Industrial (uses listed below)			
Commercial Incinerators	P	C & D Facilities ¹	C
Mining	P	Railroad rights of way (including switching, freight, or storage yards)	P
Manufacturing (of non-hazardous materials)**	P	Processing (of non-hazardous materials)**	P
Storage	P	Power Generation Facilities	C
Landfills ¹	C	Vegetative Debris/Disposal	P
Hazardous Material Facilities, including LNG facilities ^{1**}	C		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Maintenance Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

**Manufacturing or processing uses not directly related to mining activity requires a minimum lot size of 50 acres of EXT.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2416. PUBLIC/SEMI-PUBLIC. INSTITUTIONAL DISTRICT (PSI)

This category allows for public/semi-public and institutional facilities, including such activities as educational, religious, medical and health care, governmental, and limited recreational uses. This category allows for single family residential development at a maximum of up to 4.0 dwelling units per acre and shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area or is associated with a business owned and operated by the homeowner.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>PSI District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	P
Institutional (uses listed below)			
Educational Facilities	P	Assisted Living Facilities ¹	P
Public Fairground	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries (without funeral home/crematory)	P
Recreational (uses listed below)			
Playgrounds	P	Boat Ramps (excluding marina facilities)	P
Ballfields/Ball Courts	P	Campground	P
Swimming Pools/Bathing Areas	P	Shooting Range	P
Fishing Docks/Piers	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Correctional Facilities ¹	P	LP Gas Storage/Distribution (up to 1,000 gals)	P
Broadcasting Stations	P	Airports/Airfields	C
Communications/Transmission Towers (limitations apply)	P	Maintenance Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Wellfields (Less than or equal to 100,000 gpd) ²	P		
Office (uses listed below)			
Medical/Dental Office	P	Dispatch/Communication Office	P
Government Facility	P		

Neighborhood Commercial (uses listed below)			
Art/Gallery/Museum	P	Veterinary Off/Animal Hosp./Pet Groom (no outside kennels)	P
Library	P	Hospital/Sanitarium ¹	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

2417. TRANSPORTATION/COMMUNICATION/UTILITIES DISTRICT (TCU)

This category allows for those uses directly related to transportation, communications, and utilities. It also accommodates service, repair, maintenance, and storage related facilities necessary to support such uses.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>TCU District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Agricultural (uses listed below)			
Croplands/Pastures	P	Viticulture	P
Aquaculture	P		
Industrial (uses listed below)			
Power Generation Facilities	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Broadcasting Stations	P	LP Gas Storage/Distribution (Up to 1,000 gals)	P
Communication/Transmission Towers	P	Airports/Airfields	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

Office (uses listed below)			
Government Facility	P	Dispatch/Communication Office	P

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2418. RECREATION DISTRICT (REC)

This category designates those areas, public and private, where outdoor recreation is the intended use. Recreational Vehicle Parks designed in conjunction with a recognized valid recreational land use are permissible.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>REC District</u>	<u>Key – Level of Review</u> P = Permitted C = Conditional Use PUD = Planned Unit Development (Master Plan)		
Uses			
Residential (uses listed below)			
Single Family (subject to limitations)	P	Bed & Breakfast	C
Recreational (uses listed below)			
Passive Recreation	P	Campground	P
Golf Course	P	Hunting/Fishing Camp/Lodge	P
Playgrounds	P	Stables	P
Ballfields/Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee Protection Element)	C
Boat Ramps (Excluding marina Facilities – subject to standards in Comprehensive Plan – Manatee Protection Element)	P		
Agricultural (uses listed below)			
Silviculture	P	Viticulture	P
Aquaculture	P		

Public Service/Utilities (uses listed below)			
Communication/Transmission Towers	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities (Waste & Wastewater) ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Maintenance Facilities	P		
Office (uses listed below)			
Government Facility	P		
Neighborhood Commercial (uses listed below)			
Health Club/Spa/Gym	P	Tackle/Bait Shop	P
Art Gallery/Museum	P	House of Worship	P
Commercial (uses listed below)			
Recreational Vehicle Park (limitations apply)	PUD	Golf Driving Range/Miniature Golf	P
Event Venue (with lodging)	PUD		

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 25%

Floor Area Ratio (non-residential uses only) – 0.2

2419. AGRICULTURAL DISTRICT (AGR)

This category designates those areas most suitable for agricultural uses. It provides for the continued use economically viable agricultural land. All agricultural uses are permitted as well as single family residences at a maximum density of one unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having not less than fifty percent (50%) open space if additional standards are met including a PUD as outlined in Chapter Four of this LDC. No land within a PSA boundary may be designated Agriculture.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>AGR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development	
Uses			
Residential (uses listed below)			
Single Family	P	Group Home ¹	C
		Boarding House	P
Institutional (uses listed below)			

Educational Facilities	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Outdoor Recreational (uses listed below)			
Passive Recreation	P	Stables	P
Golf Course	P	Campground (associated with agricultural use)	PUD
Playgrounds	P		
Other Agricultural (uses listed below)			
All Agricultural Uses	P	Processing for agricultural operation **	P
Septage/Biosolid Land Application	C	Event Venue with lodging	PUD
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Wellfields (Less than or equal to 100,000 gpd) ²	P		
Office (uses listed below)			
Government Facility	P		

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

**Processing for agricultural operation requires a minimum lot size of 10.0 acres.

Area Requirements:

Maximum Lot Coverage – 10%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 1.0

2420. CONSERVATION DISTRICT (CON)

This category designates publicly owned lands where management objectives are directed towards protection and conservation of sensitive land, water, and other natural resources. Development within this area shall be limited to those facilities, which further the purposes of the management plan.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>CON District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Institutional (uses listed below)			
Educational Facilities	P		
Outdoor Recreation (uses listed below)			
Passive Recreation	P	Campground	C
Playgrounds	P	Hunting/Fishing Camp/Lodge	C
Swimming Pools/Bathing Areas	P	Stables	P
Fishing Docks/Piers	P	Boat Ramps (Excluding marina facilities)	P
Agricultural (uses listed below)			
Silviculture	P	Viticulture	P
Aquaculture	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Maintenance Facilities	P
Communication/Transmission Towers	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office (uses listed below)			
Government Facility	P		
Neighborhood Commercial Uses (uses listed below)			
Art Gallery/Museum	P	Tackle/Bait Shop	P

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 10%, except for lots of record that are less than one acre shall not exceed 30%

Floor Area Ratio (non-residential uses only) – 1.0

2421. MOBILE HOME PARK (MHP)

This category is established to recognize existing manufactured housing and mobile home parks as well as to provide for the development of new ones. This category is intended to encourage compact, affordable, high quality housing developments with adequate amenities which are compatible with surrounding land uses.

The maximum permitted density is six dwelling units per acre. Up to nine units per acre may be allowed. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>MHP District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential (uses listed below)			
Caretaker's Residence	P		
Outdoor Recreational (uses listed below)			
Passive Recreation	P	Boat Ramps (Excluding marina facilities)	P
Golf Course	P	Playgrounds	P
Ballfields/Ball Courts	P	Fishing Docks/Piers	P
Swimming Pools/Bathing Areas	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers (limitations apply)	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial To Serve Park Residents (not more than 5,000 square feet cumulative) (uses listed below)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Tackle/Bait Shop	P
Laundries/Dry Cleaners	P	Convenience Store	P
House of Worship	P		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%

Floor Area Ratio (non-residential uses only) – 0.2

2422. RECREATIONAL VEHICLE PARK/CAMPGROUND DISTRICT (RVP)

This category is intended to recognize existing Recreational Vehicle (RV) Parks and Campgrounds, as well as to provide for the location and development of new parks for recreational vehicles. Such parks are intended specifically to allow temporary living accommodation for recreation, camping, or travel use. Convenience retail and personal services to serve park residents may be allowed up to 5,000 square feet, located within the development and not accessible from any county arterial or collector road.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>RVP District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = Conditional Use	
Uses			
Residential (uses listed below)			
Caretaker's Residence	P		
Outdoor Recreational (uses listed below)			
Passive Recreation	P	Boat Ramps (Excluding marina facilities)	P
Golf Course	P	Ballfields/Ball Courts	P
Playgrounds	P	Stables	P
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P		
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Maintenance Facilities (private)	P
Communications/Transmission Towers	P	Telephone/Cable Facilities	P
Utility Facilities (Water & Wastewater) ²	P		
Limited Commercial to Serve Campers (no more than 5,000 square feet cumulative) (uses listed below)			
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Tackle/Bait Shop	P
Convenience Store	P	Laundries/Dry Cleaners	P
Service Businesses	P	House of Worship	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

Area Requirements:

Maximum Lot Coverage – 40%,

Floor Area Ratio (non-residential uses only) – 0.2

2423. PORT DISTRICT (PORT)

The purpose of the Port District is to promote a waterfront community in Citrus County. This district recognizes those areas suitable for integrating residential, commercial, industrial, and supporting utility uses with water related and water dependent uses. Port Districts require a Subarea Plan Text and Map Amendment to the Comprehensive Plan. The specific uses are outlined in the Subarea Plan.

Prohibited uses include junkyards/salvage yards, commercial recycling centers, slaughterhouse, cemeteries, landfills, hazardous materials facilities, commercial incinerators, confinement feeding, and C&D facilities.

Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

NOTE: The uses noted may have additional requirements as outlined in this LDC.

<u>PORT District</u>		Key – Level of Review P = Permitted C = Conditional Use MPD = Subject to approved Master Plan of Development	
Uses			
Residential (uses listed below)			
Single Family (up to six units per acre)	P	Boarding House	P
Multifamily (up to six units per acre) ³	P	Workforce Housing ¹ (up to seven units per acre)	P
Single Family Cluster Housing (up to six units per acre)	P		
Institutional (uses listed below)			
Educational Facilities	P	Nursing Homes ⁴	C
Day Care Centers	P	Halfway Houses ⁴	C
Houses of Worship	P	Assisted Living Facilities ⁴	C
Outdoor Recreation (uses listed below)			
Marinas (Wet & Dry Slips)	P	RV Parks	MPD
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps	P
Playgrounds	P	Campground	P
Ballfields/ Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P	Golf Courses	P
Hunting Reserves	P	Cruise Ship Facilities ²	P
Agricultural (uses listed below)			

Croplands	P	Aquaculture	P
Silviculture	P	Viticulture	P
Public Service/Utility (uses listed below)			
Emergency Service Facilities	P	Heliport	C
Communication/Transmission Towers	P	Government Facilities	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P	Dispatch/Communication Facility	P
Commercial (uses listed below)			
Professional Business Office	P	Commercial Fishing Operations	P
Medical/Dental Office	P	Personal Service Businesses	P
		Barbershop/Beauty Salon	P
Financial Institution (with drive-up facilities)	P	Flea Market	P
Health Club/Spa/Gym	P	Hospital/Sanitarium	C
Model Home Center	P	Theater/Auditorium	P
Model Home (with sales office)	P	Billboard & Offsite Advertising	P
Retail Sales/ Strip Center	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (with drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Funeral Home/Mortuaries (no crematorium)	P	Art Gallery/Museum	P
Service Businesses	P	Library	P
Car Wash Facilities	P	Tackle/Bait Shop	P
Gasoline Sales & Service	P	Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C
Hotel/Motel	P	Veterinary Office/Animal Hosp./Pet Groom (without outside kennels)	P
Laundries/Dry Cleaners	P	Convenience Store	P
Tavern, Bar, Lounge, Night Club	P	Grocery Store/Supermarket	P
ATM	P	Kennels	C
Restaurants with Drive-up Facilities	P	Retail Plant Nurseries	P
Building/Trades Contractors (with outside storage)	P	Commercial/Trade Schools	P
Lawn Care Operations	P	Outdoor Arena	P
Resorts and Extended Stay Facilities	P	Open Storage	P
Boat Sales/Maintenance/Repair	P	Marine Fueling	P
Medical Marijuana Treatment Center	P	Pharmacy/Drug Store	P

Industrial (uses listed below)			
Distribution Center	P	Wholesaling	P
Mini Warehouses	P	Power Generation Facilities	P
Solid Waste Haulers Facilities	C	Manufacturing and Craft Industries	P
Heavy Industrial Uses identified in this section	C	Processing and Shipping of mined material adjacent to existing mine (barge operations)	P
Truck Terminals	C	Truck Stops	C
Bus Terminals	P	Parking Facilities	P
LP Gas Storage/Distribution	P	Warehousing	P
Bulk Fuel Storage	P		

¹ Workforce housing is allowed as a temporary use in the industrial area of the PORT District. The provisions for temporary use workforce housing shall be defined by the Subarea Plan.

² Cruise Ship Facilities are allowed subject to the requirements of [Florida Statutes](#).

³ Uses limited within the Coastal High Hazard Area with a Planned Unit Development. See [LDC Atlas](#) for CHHA delineation.

⁴ Uses limited within the Coastal High Hazard Area to sites with direct access to a principal arterial roadway.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Specific Criteria Port District

- A. Residential uses shall be clustered and may have a density not to exceed 6 units per acre.
- B. Residential development shall be entitled to an additional density of one unit per acre above the residential density standard of the Port District, provided such density is clustered and legally dedicated to workforce housing.
- C. Residential development within the Industrial areas of the Port District will require a Planned Unit Development.
- D. Community design elements shall be promoted within the waterfront area. These include:
 1. A complementary vertically and horizontally mixed range of land uses including educational, recreational, commercial, residential and cultural uses;
 2. Interconnected networks of street designed to encourage golf carts, walking, and bicycling, with traffic calming techniques utilized where appropriate;
 3. Appropriate densities and intensities of uses within walking distance of transit stops;
 4. Daily activities within walking distance of residences, allowing independence of persons who do not drive;
 5. Public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street;
 6. Parking not interfering with pedestrian, transit, automobile, and truck travel modes.
 7. Linear pedestrian and bicycle cross access between uses; and
 8. Development along the waterfront will allow for appropriate public access.
- E. All development within the Port district must comply with the Subarea Plan Standards and provide mitigation to maximize compatibility between uses. Mitigation shall include:
 1. Appropriate buffers and proper plantings and may include fences, walls and berms;
 2. Stormwater Management systems appropriate for Karst Sensitive Areas as outlined in the Plan;
 3. Impacts of waterfront development on Manatees as outlined in the Plan; and

- 4. Use of best management practices outlined in the Clean Marina Program for Marina development within the PORT district.
- F. Any residential component of a Port District shall comply with the standards of, “Animals” and “Trucks” in Selected Land Use Districts”, of this LDC.
- G. RV Parks in the Port District (if authorized) shall comply with the standards of the Recreational Vehicle Parks section of this LDC.
- H. Communication/Transmission Towers are limited to the PORT Industrial and PORT Commercial areas as outlined in the specific Subarea Plan and shall comply with all standards in the Communication/Transmission Towers section of this LDC.

Area Requirements:

Maximum Lot Coverage – 50% (or as outlined in the Sub-Area Plan)

Floor Area Ratio (non-residential uses only) – 0.3 (or as outlined in the Sub-Area Plan)

2500. TYPES OF USES

This section contains a list of allowable uses within each land use district described in the Comprehensive Plan and this LDC. Specific uses are either a) permitted subject to the minimum requirements for development within the district, b) allowable subject to PUD standards for developments of greater intensity than the designated predominant use or conditional uses, or c) prohibited as incompatible with the intent and character of the district.

- A. Residential. This is a broad group of uses, including single family dwellings, accessory apartments, multifamily dwellings, and accessory structures and uses, modular and manufactured housing, but specifically excluding recreational vehicles. While an area may be designated for residential use, it does not follow that any housing type (single family, apartment, townhouse, etc.) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. In addition, each district that allows residential use has a maximum density under minimum development standards. Some districts allow additional density when a proposed project meets PUD standards.

NOTE: It is understood that, for marketing purposes, a residential development may use such terms as single family attached dwelling to describe a single-family-type character and design of a project. However, for the purposes of determining allowable use and appropriate development standards, any attached dwelling shall be considered multifamily.

The utilization of Residential Design and Standard Design Manufactured Housing units shall be permitted within all residential land use districts with an “MH” designation in the LDC zoning category.

- a. Any elevation of a single-family residence or accessory dwelling unit that fronts on a right-of-way shall not have prefabricated steel panels or metal material construction with a visible metallic appearance exposed. This criteria is not applicable to Residential Design and Standard Design Manufactured Housing units as defined in this LDC, and does not apply to soffits, fascia, gutters, downspouts, sectional garage doors, front doors, window frames, fixed glass frames, screen doors, and metal roofs.
- B. Institutional Uses. This type of use includes educational facilities (public or private), preschool and day care facilities (public or private), houses of worship, cemeteries without funeral homes, residential care facilities, halfway housing, nursing home facilities, and all other similar institutional uses.
- C. Recreational Uses. These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling, arboretums, hiking, golf courses, playgrounds, ball fields, outdoor ball courts, stables, outdoor swimming pools, and water related or water dependent uses such as boat ramps, fishing docks and piers, and all similar outdoor recreational uses, whether public or private. Other recreational uses such as firing ranges, marinas, miniature golf courses, racetracks, and similar recreational or quasi-recreational activities may be allowable subject to PUD standards for developments of greater intensity than the designated predominant use or conditional use.
- D. Professional Service and Office Uses. This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions without drive-up facilities, and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services that are performed on objects or personal property. Examples of personal service businesses are barbershops, beauty shops, or photography studios. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes warehousing or actual distribution of goods.
- E. Neighborhood Commercial Uses. A wide variety of neighborhood commercial, service businesses, and related activities are included in this group of uses. Examples include the professional and office uses listed above as well as the following specific uses and all substantially similar types of uses.
 - 1. Grocery or discount retail stores having less than 7,000 square feet gross floor area.
 - 2. Pharmacy or drugstores having less than 7,000 square feet gross floor area.

3. Spas/health clubs, gyms, etc.
4. Community centers, fraternal lodges, etc.
5. Dance studios, martial arts, etc.

6. Retail shops, such as shoe stores, clothing stores, florists, bookstores, etc. Where developed as part of a multiple-use facility/strip center the total square feet of gross floor area shall not exceed 12,800 square feet where noted.
 7. Funeral homes and mortuaries.
 8. Restaurants (standard sit-down and high-turnover sit-down, but excluding all restaurants with drive-up facilities).
 9. Art gallery, museum, library.
 10. Fish and bait shops, etc.
 11. Veterinary offices and animal hospitals, provided the facility has no outside kennels.
 12. Convenience stores.
- F. General Commercial. The uses in this group include those activities that require outdoor storage, have higher trip generations than neighborhood commercial listed above, or have potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation. This group of uses includes the following list of specific uses and all substantially similar activities based upon similarity of characteristics:
1. Sales, rental, service, and repair of: new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes including truck stops, body shops, road services, and car wash facilities.
 2. Gasoline sales and services, combination gasoline sale and food marts, and similar facilities.
 3. Taverns, bars, lounges, and night clubs.
 4. Financial institutions with drive-up facilities.
 5. Restaurants with drive-up facilities.
 6. Roadside produce stands, temporary or permanent.
 7. Outdoor arenas, rodeo grounds, livestock auction facilities, racetracks (auto, dog, go-kart, horse, motorcycle, etc.)
 8. Veterinary offices and animal hospitals with outside kennels.

9. Flea markets or similar outdoor or indoor/outdoor sales complexes.
 10. Hotel, motels.
 11. Hospitals.
 12. Theaters and auditoriums.
 13. Marinas (where allowable in the Comprehensive Plan).
 14. Miniature golf courses, golf driving ranges.
 15. Plant nurseries.
 16. Commercial or trade schools.
 17. Department stores and other retail sales stores greater than 3,000 square feet gross area.
 18. Shopping center.
 19. Grocery stores, supermarkets.
- G. Public Service/Utility Uses. This group of activities includes those uses that provide essential or important public services, and that may have the characteristics of outdoor storage, or create a potential nuisance to adjacent properties due to noise, light and glare, or appearance. Government offices or government agency offices are specifically not included in this group of uses. Uses include the following substantially similar activities based upon similarity of characteristics:
1. Emergency service activities such as buildings, garages, parking, and/or dispatch centers for ambulances, fire, police, rescue, etc.
 2. Broadcasting stations and transmission towers.
 3. Utility facilities such as water plants, wastewater treatment plants, electricity substations serving 230 KV or greater.
 4. Maintenance facilities and storage yards for schools, government agencies, telephone and cable companies, etc.
 5. LP gas storage and/or distribution facilities for up to 1,000 gallons.
- NOTE:** This should not be construed to prevent retail sales of LP gas in canisters or similar prefilled containers.

6. Airports, airfields, truck or bus terminals, etc.
- H. Agricultural Uses. Agricultural uses include croplands, pastures, forestry, aquaculture, silviculture, viticulture, feed lots, and buildings that are an accessory to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies unless the processing is for products on the agricultural site having a minimum lot size of ten acres. Residential use of the land is included at a density of one unit per 10 acres.
- I. Industrial Uses. This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or when the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution exceeding 1,000 gallons, junkyard or salvage yards, recycling centers, outdoor storage, mini-warehouses, landfills, and hazardous waste collection and handling centers.
- J. Mining Uses. The types of uses in this group include surface mining, rock quarries, strip mining, and any extractive activities as may be permitted pursuant to the mining standards found in this LDC. Buildings and businesses for refinement, processing, packaging, and transportation of extracted materials are included in this group of uses.

(Ordinance No. 2013-A08, Sections 2100, 2300, 2413, 2415, 2419, adopted April 23, 2013)

(Ordinance No. 2014-A10, Section 2416, adopted June 24, 2014)

(Ordinance No. 2016-A07, Sections 2200, 2401, 2406, 2410, 2418, 2500, adopted April 12, 2016)

(Ordinance No. 2016-A25, Sections 2412, 2413, 2414, adopted October 11, 2016)

(Ordinance No. 2017-A21, Sections 2300, 2402, 2405, 2406, 2407, 2409, 2410, 2411, 2412, 2419, adopted May 9, 2017)

(Ordinance No. 2018-A01, Sections 2401, 2404, 2412, 2413, adopted January 23, 2018)

(Ordinance No. 2018-A08, Sections 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2423, adopted April 10, 2018)

(Ordinance No. 2018-A26, Sections 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2416, 2419, 2423, adopted December 4, 2018)

(Ordinance No. 2019-A29, Sections 2405, 2406, 2410, 2412, 2413, 2414, 2415, adopted November 19, 2019)

(Ordinance No. 2020-A06, Sections 2402, 2419, adopted February 25, 2020)

(Ordinance No. 2021-A27, Section 2300, adopted September 14, 2021)

(Ordinance No. 2022-A29, Section 2300, adopted May 24, 2022)

(Ordinance No. 2023-A16, Sections 2200, 2300, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2500, adopted July 11, 2023)

(Ordinance No. 2023-A34, Section 2407, 2409, 2410, 2411, 2412, 2413, 2414, 2418, 2421, 2422, adopted November 28, 2023)

(Ordinance No. 2024-A12, Section 2500, adopted July 23, 2024)